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HABS No. MO-252

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Hermann Star Mills
238 East First (Front) Street,
Hermann
Gasconade County
Missouri

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

HERMANN STAR MILLS

HABS No. MO-252

Location: 238 East First (Front) Street, Hermann, Gasconade County, Missouri.

Present Owner: John LeBrell, 121 West Ninth Street, Hermann, Missouri.

Present Occupant: LeBrell Company

Present Use: Tool shop.

Significance: Hermann Star Mills, built by Henry Reitemeyer and Mathias Kochele in 1867, was the first steam powered grist mill built in Hermann. The design of Hermann Star Mills is typical of the hundreds of small scale grist mills in operation before the Depression transformed flour milling into a large scale industry.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1867. The four and a half story brick mill building was completed in the fall of 1867 and was first advertized in the "Hermanner Volksblatt" of March 21, 1868.
2. Architect: Not known.
3. Original and subsequent owners: Hermann Star Mills is built on lots 17 and 18 East First (Front) Street, Hermann, Missouri. The following references to the title of these lots are recorded in the Gasconade County, Missouri Deed Books.

1867 Warranty Deed Andrew Irion and Wilhelmine his wife to Heinrich Reitemeyer and Mathias Kochele
Date signed: January 12, 1867
Date filed: March 12, 1868
Book S Page 284
Consideration: \$2,350.00

1870 Quit-Claim Deed Mathias Kaechele to F. W. Aufderheide
Date signed: November 26, 1870
Date filed: December 28, 1870
Book V Page 529
Consideration: \$100.00

- 1871 Assignee's Deed Henry Reitemeyer and Mathias Caechele, by Nathaniel Meyers, Assignee in Bankruptcy to Frederick W. Aufderheide
Date signed: November 24, 1871
Date filed: December 18, 1871
Book X Page 101
Consideration: \$6,600.00
- 1872 Warranty Deed Frederick W. Aufderheide and Catharina Maria his wife to George A. Klinger
Date signed: June 24, 1872
Date filed: July 27, 1872
Book X Page 253
Consideration: \$10,000.00
- 1885 Last Will Estate of George A. Klinger to William and Romanus Klinger (sons)
Date signed: February 6, 1885
Date filed: August 12, 1886
Book 10 Page 544
- 1900 Warranty Deed William Klinger and Malvina his wife and Romanus Klinger to Klinger Milling Company
Date signed: July 30, 1900
Date filed: September 25, 1900
Book 24 Page 143
Consideration: \$20,000.00
- 1903 Warranty Deed Klinger Milling Company to Eggers Milling Company
Date signed: June 15, 1903
Date filed: June 15, 1903
Book 29 Page 63
Consideration: \$20,000.00
- 1927 Warranty Deed Eggers Milling Company to Central Mills, a Delaware Corporation
Date signed: January 1, 1927
Date filed: May 28, 1927
Book 57 Page 31
Consideration: \$100.00
- 1929 Lease Central Mills Corporation to Henry Albrecht
Date signed: May 15, 1929
Date filed: June 11, 1929
Book 57 Page 425
Consideration: \$1,083.00
- 1929 Assignment Henry Albrecht, Lessor to Hermann Milling Company
Date signed: May 23, 1929
Date filed: June 11, 1929
Book 57 Page 426
Consideration:

- 1932 Release Agreement E. R. Bailey, J. R. Fair, Julius J. Albrecht and A. B. Walker liquidating committee Central Mills Corporation to John H. Helmers, trustee for Hermann Savings Bank, Peoples Bank of Hermann, Missouri, Farmers and Merchants Bank of Hermann, Missouri
Date signed: February 10, 1932
Date filed: June 21, 1932
Book 62 Page 361
- 1932 Warranty Deed Central Mills to John H. Helmers, trustee for Hermann Savings Bank, Peoples Bank of Hermann, Missouri, Farmers and Merchants Bank of Hermann, Missouri
Date signed: February 10, 1932
Date filed: June 20, 1932
Book 62 Page 360
- 1937 Quit-Claim Deed John H. Helmers, trustee to William H. Walkenbach
Date signed: June 4, 1937
Date filed: August 12, 1938
Book 61 Page 350
Consideration: \$2,500.00
- 1938 Mortgage Deed William H. Walkenbach and Annie his wife to J. W. Kallmeyer and Son
Date signed: August 12, 1938
Date filed: June 9, 1939
Book 66 Page 484
Consideration: \$2,000.00 loan
Satisfied: August, 1939
- 1939 Mortgage Deed William H. Walkenbach and Annie his wife to J. W. Kallmeyer and W. C. Kallmeyer
Date signed: August 23, 1939
Date filed: December 27, 1939
Book 66 Page 518
Consideration: \$2,950.00 loan
Satisfied: December 24, 1946
- 1941 Quit-Claim Deed Emmet Meyer and William Meyer to William Walkenbach and Annie his wife
Date signed: January 2, 1941
Date filed: January 9, 1941
Book 61 Page 476
Consideration: \$450.00
- 1941 Warranty Deed William C. Kallymeyer and Myrtle his wife to William Walkenbach and Anna his wife
Date signed: March 5, 1941
Date filed: March 11, 1941
Book 70 Page 431

- 1954 Quit-Claim Deed Hermann Products Company, a corporation by Paul R. Kuhn, President to Ritepoint Company
Date signed: March 30, 1954
Date filed: April 8, 1954
Book 88 Page 358
Note: Property transferred under an agreement dated September 8, 1951 executed by William H. Walkenbach and Hermann Products Company
- 1956 Warranty Deed Anna Walkenbach, survivor of joint tenance to Hermann Industrial Development Corporation
Date signed: November 3, 1956
Date filed: December 19, 1956
Book 95 Page 148
Consideration: \$1.00
- 1961 Warranty Deed Hermann Industrial Development Corporation to Stuart LeBrell and Virginia his wife
Date signed: March 13, 1961
Date filed: April 18, 1961
Book 99 Page 486
- 1964 Sheriff's Deed Harry Heberle, Sheriff to John LeBrell
Date signed: September 11, 1967
Date filed: October 6, 1967
Book 116 Page 79
Consideration: \$20,000.00
3. Original plans and construction: No original plans or written accounts of the construction of the mill have been found. It is included in A. Rugers' 1869 Birds eye view of Hermann from the Missouri and in Edward Robyn's panorama of the town from the Missouri dated 1867. It is also visible in the panoramic photograph of the town taken between 1869 and 1877. The Sanborn Perris Maps of 1892, 1898, 1908, and 1917 document the expansion of the milling complex and list the equipment in use. A supplement to the "Hermanner Volksblatt," "Der Illustrierte Hermanner Hinkende Bote," No. 6, Jahrgang 44, 1905, includes an engraving of the mill in an advertisement.
4. Alterations and additions: 1884. Eighteen double sets of case rolls installed at a cost of \$15,000.00 by the Klingers.
1880. A new steam engine purchased at a cost of \$7,000.00
- Sanborn Maps.
- September 1892. The mill was lit by coal oil lanterns, there was no plumbing or heating. The machinery included: one Hercules wheat scourer and polisher in the basement, four flour packers and three run stones on the first floor, nine double rollers on the second floor, twelve bolting reels on the third floor,

eight bolting reels, one Smith and Lawrence purifier and three Silver Creek centrif'ls. on the fourth floor, and one Smith and one Garden City middlings purifier, two Milwaukee dust collectors, one Barnard dustless wheat separator, one Richmond bran duster, one Silver Creek centrif'ls., one scalping reel, one Kurth cockle separator, and two Becker brushes on the fifth floor. A 125 HP engine provided the power for the machinery.

July 1898. The only addition seems to be a stove placed in the office.

September 1908. Electricity and steam heat had been added to the mill by this time. A flour warehouse was added to the west side of the building and two grain tanks 25' high and 40' wide were placed in front of it. A dormer added at this time provided access to a cat walk above the tanks. The machinery in use included: the line shafting in the basement, three flour packers and one bran packer on the first floor, ten double set rolls, one dynamo and two agitators and bleachers on the second floor, two purifiers, one bran duster, three flour dressers, one suction fan, one dust collector, one screening roll, one scroll and one wheat steamer on the third floor, two plansifters, two centrifugal reels, and one Little Wonder reel on the fourth floor, and three wheat separators in the attic.

October 1917. The mill had city water by this date. The flour warehouse was expanded and a larger coal storage area was built behind the mill. A grain elevator was erected next to the coal storage bin. The machinery in use at this time included: the line shafting in the basement, three flour packers and one bran packer on the first floor, ten double set rolls, one dynamo, and two agitators and bleachers on the second floor, two purifiers, one bran duster, one agitator, three flour dressers, one suction fan, one tubular dust collector, one screening roll, one scroll, one wheat steamer on the third floor, two plansifters, two centrifugal reels and two Little Wonder reels on the fourth floor, and three wheat separators, and two tubular dust collectors in the attic.

General: Basement, on the east side all but the second window from the southern end are filled with poured concrete. The windows on the north wall are all bricked in as are those on the west wall. The door in the south wall, formerly leading to the engine room, has been filled in with concrete blocks. The building was sinking, therefore the foundations were raised, and the supporting posts in the basement were replaced. The floor of the basement is now poured cement.

First Floor: The original windows on the north wall have been replaced with glass blocks. Bathrooms have been installed in the northwest corner, and all the windows on the west wall have been bricked in except for the window in the southwest corner, which is filled in with concrete blocks. A freight door has been placed in the west wall near the elevator. The floor is poured concrete.

Second Floor: The windows on the east, north and south walls have been blocked off with composition board, while those on the west are filled with concrete blocks. Several of the windows have cement sills. The floor is poured concrete.

Third Floor: A three stall bathroom has been added to the northwest corner. Above the window in the southwest corner is an inscription in a cement patch: L A J April 15, 1904.

Fourth Floor: The window on the west wall is covered with cardboard. The sills of the windows on the south are wooden while the other sills are concrete.

Attic: The small ventilation window in the southern gable is louvered and screened. The sills of the windows are concrete.

Exterior: The original wooden ramp has been replaced with one of concrete. The porch with its corrugated metal roof is new, although there was originally a porch much like the present one. The roof of bent seam sheet metal covers the original shingles.

B. Historical Context:

Henry Reitemeyer, part owner of Hermann Star Mills, was one of Hermann's wealthiest merchants. In 1860, he operated a water powered saw and grist mill and a general store. County tax records of 1867 show a total assessed valuation of \$6,666.00 for his real and personal property. Hermann Star Mills, built the following year, was assessed at \$14,750.00, doubling his assets. Although he was forced to declare bankruptcy in 1871, Reitemeyer's milling business remained an important contribution to the economy of Hermann.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: A massive, 4-1/2 story, rectangular brick building, the Hermann Star Mill is monumental in scale, with simple detailing.
2. Condition of fabric: Good.

B. Description of Exterior:

1. Overall dimensions: 44'11" x 59'10".
2. Foundations: Continuous limestone walls.
3. Wall construction: Exposed red-brown brick walls laid in common bond and unpainted on both exterior and interior surfaces form the skin of the building. The thickness of the walls steps down progressively from 12" on the first floor to 8" on the third and succeeding floors.

4. Structure system: Brick perimeter bearing walls with interior heavy timber column and beam system.
 5. Porches: Concrete loading platforms are located along the north and east walls. These are covered by corrugated metal roofs cantilevered from the walls and suspended by steel tie rods.
 6. Chimneys: None.
 7. Openings:
 - a. Doors: The front door is a contemporary design with side lights and a transom. The garage door on the east wall is a recent addition.
 - b. Windows: Windows are rectangular six-over-six double hung, with brick segmental relieving arches. The original first floor windows have been either filled in or replaced by fixed glass tiles. A round, louvered ventilator is centered on the north wall at the top of the building.
 8. Roof:
 - a. Shape, covering: The building has a gable roof, with standing seam sheet metal covering the original shingles. The front wall of the building forms a gabled parapet with a massive false chimney at the peak.
 - b. Dormers: One gabled dormer is located on the west side of the roof. At one time this was used as access to a catwalk over two grain tanks west of the building.
- C. Description of Interior:
1. Floor plans: Each floor is basically a rectangular open plan, interrupted by two rows of columns. A stairway is centered on the south wall, and an elevator is located in the southeast corner of the building. Bathrooms have been added in the north-west corners of the first and third floors, and the northeast corner of the first floor has been partitioned into an office.
 2. Stairways: A single, simply constructed, open-string wood stair (not original) connects all the floors.
 3. Flooring: Tongue-and-groove planks
 4. Wall and ceiling finish: Unpainted brick walls. Ceilings are the undersides of the floor structures for the floors above.
 5. Doorways and doors: No interior doors.

6. Decorative features: Wood base shoes used without base boards. Window and door trim is minimal. Contemporary handles and mortise passage locks.
7. Lighting: Contemporary incandescent and fluorescent lights.
8. Heating: A forced-air furnace heats the first floor. All the other floors are unheated.

D. Site:

1. General setting: The building faces north and is located on the northeast corner of the city block.
2. Outbuildings: The mill building is the last remaining structure of what was once a large complex.

PART III. SOURCES OF INFORMATION

A. Primary and unpublished sources:

City Tax Records, Old City Hall, Market Street, Hermann, Missouri.

Deeds, Office of the County Recorder, Gasconade County Courthouse, East First Street between Market and Schiller Streets, Hermann, Missouri.

1869 bird's eye view of Hermann from the Missouri River, drawn by A. Rugers, Pommer-Gentner House, 108 Market Street, Hermann, Missouri (owned by The Brush and Palette Club, 411 Market Street, Hermann, Missouri).

1867 panoramic view of Hermann from the Missouri River, lithograph Edward Robyn, Missouri Historical Society, Jefferson Building, St. Louis 12, Missouri (State Planning and Survey Office, Department of Natural Resources, Jefferson City, Missouri has a photograph of this lithograph).

1869-77 panoramic view of Hermann from the County Courthouse, photograph, Hermann Museum, Old German School House, East Fourth and Schiller Streets, Hermann, Missouri.

Sanborn Perris Insurance Maps, 1892, 1898, 1908, 1917, Third floor east, Elmer Ellis Library, University of Missouri, Columbia, Missouri.

Interview, Mr. John LeBrell, June 20, 1975 installation of elevator and other alterations, dates.

B. Secondary and published sources:

Hesse, Anna, Centenarians of Brick, Wood, and Stone, Hermann, Missouri, (Anna Hesse, 1969).

History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties, (Goodspeed Publishing Co., Chicago, Ill: 1888).

Prepared by: Nanette M. Linderer	and Clayton B. Fraser
Project Historian	Project Supervisor
Summer 1975	Summer 1975

PART IV. PROJECT INFORMATION

The Hermann, Missouri, project was undertaken by the Historic American Buildings Survey, under the direction of John Poppeliers, Chief of HABS, with cooperation of Historic Hermann, Incorporated. Recording was carried out during the summer of 1975 by Clayton B. Fraser (HABS Washington Office), Project Supervisor; Nanette M. Linderer (University of Missouri at Columbia), Project Historian; and Student Architects Edward C. Freeman (Arizona State University), Jean C. Parker (Columbia University), and Donnie G. Seale (University of Florida). The photographs were taken in April and May 1983, by HABS/HAER Photographer Jet Lowe.